

CITY OF VANCOUVERSPECIAL COUNCIL - MAY 25, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 25, 1978, at 7:30 p.m., in the Trout Lake Community Centre, 3350 Victoria Drive, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Deputy Mayor Ford
Aldermen Bellamy, Gibson, Harcourt,
Marzari and Puil

ABSENT: Mayor Volrich
Alderman Brown
Alderman Gerard (Leave of Absence)
Alderman Kennedy
Alderman Rankin

CLERK TO THE COUNCIL: G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ford in the Chair, to consider proposed amendments to the Zoning & Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - N/W Corner 12th Avenue
and Lakewood Drive (Mid-City Motel)

An application was received from Mr. Michael Katz, Architect, to rezone Lot 2, Except Parcel 'A' (Reference Plan 6621), Subdivision 'D', Block 163, D.L. 264A, Plan 8723, being the northwest corner of 12th Avenue and Lakewood Drive as follows:

From: RS-1 One Family Dwelling District
To: RT-2 Two Family Dwelling District.

The Director of Planning recommended approval of the application.

Mr. R. Youngberg of the Planning Department reviewed the proposed development and advised that, although the Director of Planning had recommended approval of the rezoning application, the current scheme of development would not be acceptable under a development permit application. He indicated that only 37 total units would be accepted to meet his expectations.

Mr. Michael Katz, Architect, and Mr. J. Kettlewell, Daon Development Ltd., explained that they had reduced the density of their proposal and now propose a maximum of 45 units for the site, with the housing in clusters giving more open space. It is hoped to keep the price of the units within the \$50,000 range. They indicated that any further reduction in density would change the type of development entirely and would change the type of development entirely and would entail raising the price of the units to the \$70,000 range.

The Deputy Mayor called for speakers for or against the application and the following addressed Council on the matter:

cont'd....

Special Council (Public Hearing), May 25, 1978 2

Rezoning - N/W Corner 12th Avenue &
Lakewood Drive (Mid-City Motel) (cont'd)

- Mr. John Fowler was against the rezoning. The only way to keep control of the site is to leave it zoned RS-1. He felt that the existing utilities and improvements are insufficient for the population presently in the area. He felt the final development concept should be presented when the rezoning application is considered.
- Mr. Sid Shelton, Grandview Community Centre Association, was opposed to the proposal. He advised that the present traffic problems would just be increased with the new development. He felt there should be a guarantee that the developer meets the requirements if the rezoning is approved.
- Mrs. B. Goostrey, Lakeview United Church, advised that the congregation had no objection to the proposal.
- Mr. George Hibbert stated there are many different zones in the area, and felt that a housing policy should be established for the area. The schools will be overloaded. At present, the lunch room and music room are in the basement and there is no playground.
- Ms. Berta Fontana was against the proposal as she felt the schools are overcrowded now.
- Mr. Mel Lyon was against the proposal. He expressed concern about the proposed truck traffic and truck noise.
- Mrs. Lorna Lehti, was against the proposal. She felt that the rezoning would increase the problem of more than one family living in single family homes and duplexes and it would also increase traffic problems.
- Mrs. H. Rankin was opposed to the proposal. Mrs. Rankin advised that it is essentially a single family district and she is concerned about anything that takes away from a single family concept.
- Ms. Gloria Houssein was against the proposal. She felt that the single family rezoning should be retained. This is one area where you can find lots of green space and nice affordable single family homes.

Mr. R. Youngberg noted that the current proposal, partly as a consequence of the excessive density in units/acre, has not responded to a number of critical design aspects. These will require further investigation in the preparation of a development permit application should the rezoning to RT-2 Two Family Dwelling District be approved. These concerns are as follows:

- (1) Lack of provision of adequate setback of dwelling units from East 12th Avenue (7 feet shown on current proposal).
- (2) Poor dwelling unit design and orientation regarding sunlight, privacy and protection from noise.
- (3) Poor pedestrian/vehicular access to and location of underground, off-street parking spaces, with particular regard to the distance of parking from the westerly units and the resultant tendency for future residents to park on Semlin Drive.
- (4) Lack of unit diversity in that all proposed units contained 2 bedrooms.

cont'd....

Special Council (Public Hearing), May 25, 1978 3

Rezoning - N/W Corner 12th Avenue &
Lakewood Drive (Mid-City Motel) (cont'd)

- (5) The relatively unbroken, long corridor created by the placement of units as proposed.
- (6) Lack of common open space on the westerly portion of the site and the insensitive relationship between open space and the underground parking with regard to landscaping.

The Council noted that most of the delegations were opposed to the rezoning of the site.

MOVED by Ald. Harcourt,

THAT the foregoing application of Mr. Michael Katz, Architect, to rezone the northwest corner of 12th Avenue and Lakewood Drive, be approved, and the Director of Planning be advised that Council would recommend a density of 30 units per acre and up to a maximum of 45 units for the total development, and the six concerns of the Director of Planning be met by the developer;

FURTHER THAT the Director of Planning report back to Council on the scheme of development when submitted in the development permit application.

- LOST

(Aldermen Bellamy, Gibson, Marzari and Deputy Mayor Ford opposed)

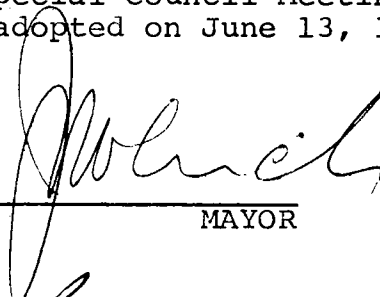
No further action was taken on this rezoning application.

- - - - -

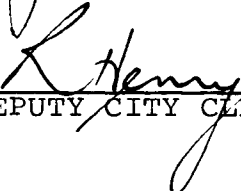
The Special Council adjourned at approximately 9:00 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 25, 1978, adopted on June 13, 1978.



MAYOR



DEPUTY CITY CLERK